



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
30		GARLAND RD, LINCOLN

**OWNERSHIP**

Owner 1:	NAJJAR TR MICHAEL E
Owner 2:	
Owner 3:	EDWARD G NAJJAR PER RES TRUST
Street 1:	340 EAST 72nd STREET APT 12S
Street 2:	
Twn/City:	NEW YORK
St/Prov:	NY Cntry Own Occ: Y
Postal:	10021 Type:

**PREVIOUS OWNER**

Owner 1:	NAJJAR EDWARD G -
Owner 2:	-
Street 1:	30 GARLAND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1800

**NARRATIVE DESCRIPTION**

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1989, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.56	1.000	R4									684,800						684,800	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									4,890						4,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,003,500		2.000	689,700	1,693,200
Total Card	1,003,500		2.000	689,700	1,693,200
Total Parcel	1,003,500		2.000	689,700	1,693,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	290.53	/Parcel:	290.53

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
04/12/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	968,800	0	2.	644,900	1,613,700	1,613,700	Year End Roll	10/15/2020
2020	101	FV	960,800	0	2.	668,900	1,629,700	1,629,700	Year End Roll	9/26/2019
2019	101	FV	938,700	0	2.	651,300	1,590,000	1,590,000	Create Final value 2019	6/4/2019
2018	101	FV	938,700	0	2.	651,300	1,590,000	1,590,000	Year End Roll	9/28/2017
2017	101	FV	873,400	0	2.	644,900	1,518,300	1,518,300	Year End Roll	9/29/2016
2016	101	FV	847,600	0	2.	626,500	1,474,100	1,474,100	Year End Roll	1/14/2016
2015	101	FV	839,800	0	2.	580,100	1,419,900	1,419,900	Year End	10/2/2014
2014	101	FV	785,300	0	2.	540,900	1,326,200	1,326,200	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
NAJJAR EDWARD G	1282-191		4/20/2004	CONVENIENC		1	No	No
J + M REALTY TR	1056-145		5/1/1989		1,175,000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/1/2015	6067	ROOF	22,670	C				Strip and re-roof

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
11/17/2010	MEAS/EXT INS	25	D ERSKINE
11/5/2002	M&L EXTERIOR	615	
9/10/2001	ENTRY DENIED	613	
3/23/1996	MEAS+INSPCTD	606	
2/10/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

